



DATE ISSUED: September 24, 2003 REPORT NO. CCDC-03-26

ATTENTION: Chair and Members of the Redevelopment Agency  
Docket of September 30, 2003

SUBJECT: North Embarcadero Architectural and Engineering Design Services  
for the Schematic Design Phase

REFERENCE: Scope of Services for the North Embarcadero Visionary Plan  
Schematic Design Phase  
Hourly Rates

STAFF CONTACT: Gary Bosse, Senior Project Manager - Construction  
Alexandra Elias, Senior Planner

#### SUMMARY

Issue - Should the Redevelopment Agency authorize expenditure of up to \$1,832,482 for architectural and engineering design services with Ehrenkrantz, Eckstut, and Kuhn Architects, Inc. for schematic design phase services for the North Embarcadero Visionary Plan?

Staff Recommendation - That the Redevelopment Agency authorize expenditure of up to \$1,832,482 for architectural and engineering design services with Ehrenkrantz, Eckstut, and Kuhn Architects, Inc. for schematic design phase services for the North Embarcadero Visionary Plan.

Centre City Development Corporation Recommendation - The CCDC Board of Directors unanimously approved the expenditure of up to \$1,832,482 for architectural and engineering design services and directed staff to proceed to the Agency for further approval.

Other Recommendations - None.

Fiscal Impact - The funds are available in the FY 2003 - 2004 North Embarcadero Budget. The Corporation will be the lead contracting entity, but is sharing the costs equally with the San Diego Unified Port District. The Port will be invoiced as the Corporation receives the requisitions from the consultant for its \$916,241 share of the anticipated expenditures.

## BACKGROUND

Implementation of the North Embarcadero Alliance Visionary Plan advances the Visions and Goals of the Centre City Community Plan and the Objectives of the Centre City Redevelopment Project by:

- providing public improvements as amenities to eliminate blighting conditions;
- creating green open space, contributing to the residential environment of downtown's urban environment; and
- making downtown a more attractive place to have a business by enhancing the aesthetic quality of downtown's northern waterfront.

The North Embarcadero Alliance endorsed the Visionary Plan in December 1998. The San Diego Unified Port District ("Port") acting as lead agency in April 2000, certified the Environmental Report (EIR). In May 2001, the California Coastal Commission approved the land use amendments implementing the North Embarcadero Visionary Plan.

In September 2001, the North Embarcadero Alliance issued a Request for Qualifications for architectural and engineering design services. Five firms were shortlisted and interviewed. The firm of Ehrenkrantz, Eckstut, and Kuhn Architects, Inc. ("EE&K") was selected to provide these services. The County of San Diego, a member of the North Embarcadero Alliance at that time, accepted the responsibility of lead agency for this phase of the work and entered into contracts in Spring of 2002 with EE&K (architectural and engineering design) and Gafcon, Inc. (project management).

Originally, the scope of services for the design team did not include a pre-schematic phase, but only schematic, design development, and construction drawings. The pre-schematic design phase was added after initial discussions by the consultant team with the Steering Committee and other stakeholders indicated that there was some willingness to think about design ideas other than those in the Visionary Plan. Also, a number of changes affecting project design had taken place through the Coastal Commission approval process.

The April 10, 2003 Steering Committee marked the end of the pre-schematic design effort and the dissolution of the North Embarcadero Alliance in favor of a proposed Joint Powers Agreement between the Port, the City of San Diego and the Corporation. The City of San Diego, the Redevelopment Agency, the Corporation and the Port ("Member Agencies") have all approved the Joint Powers Authority Agreement in July 2003. The Agreement requires that costs for schematic design shall be divided evenly between the Redevelopment Agency, acting through the Corporation, and the Port. In addition to approving the Joint Powers Agreement, the Member Agencies have previously

approved the Corporation being the lead and contracting agency for the schematic design phase.

On August 7, 2003, the Joint Powers Authority Board authorized staff to negotiate with EE&K for schematic phase architectural and engineering design services and then bring the contracts through the agencies' processes for approval. As stated above, at the point in time when EE&K was originally selected, it was anticipated that they would provide schematic, design development, and construction document phase services. Port and Corporation staff have developed a detailed scope of services for the schematic design phase. It is included as Attachment "A" for review. The scope of services clearly defines the process, the work product, and the schedule. EE&K has reviewed the scope of services and has had the opportunity to provide input. The scope of services that is attached represents a collaborative effort between the Port, the Corporation, and EE&K and it has been agreed to by all parties.

Some highlights of schematic design include:

- Defines site improvements
- Defines vehicular and pedestrian movements, bus stops, parking
- Defines types of surface treatments
- Locations for landscaping, signage, lighting
- Locations for architectural features
- Integrates locations for Public Art

The scope was negotiated on a task by task basis as defined by the scope of services. Port and Corporation staff have negotiated a fee of \$1,832,482. This is broken down as follows:

General Requirements and Project Management	\$292,452
Schematic Design	\$1,299,291
Optional Services	\$105,000
Reimbursable allowance	\$135,739
<b>Total Fee</b>	<b>\$1,832,482</b>

The consultant team has agreed to hold their hourly rates to those used in the 2002 contract with the County of San Diego. Included is Attachment "B" which is the proposed rate schedule for EE&K and their subconsultants for this phase of the work.

The consultant firm is comprised of the following principals and primary contacts:

Firm Name: Ehrenkrantz, Eckstut, and Kuhn Architects, Inc.		
PRINCIPALS AND PRIMARY STAFF ASSIGNED TO CONTRACT	TITLE	PRIMARY CONTACTS
Stanton Eckstut	Principal in Charge	
Jorge Sciupac	Project Manager	T
Vaughan Davies	Principal - Urban Design	T
Elaine Nesbit	Design Manager	T

#### EQUAL OPPORTUNITY

Firm Name: Ehrenkrantz, Eckstut, and Kuhn Architects, Inc.		
SUBCONSULTING FIRMS	PRINCIPALS	FIRM CERTIFICATION
Federman Design & Construction Consultants	Paula Federman	WBE, DBE
Kaku Associates	Pat Gibson	MBE, DBE
Lighting Design Alliance	Chip Israel	OBE
Moffatt & Nichol Engineers	Alan Alcorn	OBE
Spurlock Poirier	Marty Poirier	OBE
Sussman/Prejza & Co.	Paul Prejza	OBE

EE&K submitted a Work Force Report dated January 29, 2003, which indicates a total of 60 employees of which 22 are female and \*21 are members of an under-represented ethnic group.

\*(3) African-Americans  
(5) Latinos  
(13) Asian-Americans

The consultant's Work Force Analysis reflects under-representations as follows:

- Women in the Executive category.
- Filipinos in the Engineering/Architect category.

Staff has requested an Equal Employment Opportunity Plan describing equal employment policies and practices to remedy the identified under-representations.

#### SUMMARY/CONCLUSION

There is no conflict of interest known to me regarding any Agency or Corporation officer of employee regarding this agreement.